



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
AUGUST 15, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Crystal Green-Griffith, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Stephen Bisch, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Ron Tetreault, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Senior Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE18121427: J Chaworth-Musters
CE19061835: Eddie Ellis, owner
CE19060102: Andras Vlaics
CE19070803: Edgard Pierre; Farah Gideon
CE19051021: Dilma Melendez
CE19060474: Anna Jaime
CE18090502: Sharon Lewis
CE19042231; CE19042232: Cody Crockett; Mana Mallo
CE19041441; CE19041506: Cynthia Viers
CE19020417: Limor Sapir
CE18100839: Andrew Schein
CE19051882: Mary Bynes
CE19052629; CE19052624: Michael Johnson
CE19010133: Timothy Sweetman
CE19020588: James James
CE19042437: Harry Marcelin
CE19032225: Theodore Uszko
CE18091934: Rachael Parks
CE19030401: Francesca McFeely
CE19021148: Brenda Buenaventura
CE19052626: Liam Halforty
CE19050968: Mary Dashiell
CE18080117: Jeffrey Smith
CE18121816: Michael Lerer
CE18121302: Flora James
CE19040534: Luckson Pericles
CE19052582: Jose Pena; Robert Walker
CE19061778; CE19061660: Lillie Smith
CE19031360: Elizabeth Raysor
CE18080132: Cesar Nicholas
CE17110018: Estefania Mayorgo; Stephanie Toothaker
CE19040726: Eugenio Osterrich; Maria Corrion
CE19020652: David Knezevich
CE19030234: Humberto Rego
CE19040370: Johnny Richardson; Eugene Marie
CE17121289: Kevin Gibson; Kenneth Gibson
CE19020680: Andres Chavarro
CE19061952: Asi Topaz
CE19061673: Douglas Kutzgar
CE19060099: Ilan Bloemhof
CE19031492: Edwin Abernethy
CE19041894: Malcom Miller
CE19060986: Thomas Rudden

CE19012138: Sanford Nelson
CE19032205: Andres Villas
CE19010339: Margaret Ilas
CE18111317: Guillermo Restrepo
CE19040065: Leon Hausmann
CE18081719: Marlies Perez; Armando Bugallo
CE18091875: Walter Morgan; Bernard Gordon
CE19022114: Rodney Dorsett
CE19042076: Kenneth Musgrove
CE19042045: Stephanie Antoinette
CE18110181: Angela Ergon-Bluem
CE18050320: Eric Valdes
CE16040057: Michael Shaheen
CE15061881; CE18020123; CE06071974: MaryamMiddlebrook

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE18111317

3081 NE 44 ST
HERNANDEZ, ALEX

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting a \$406 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$406 to cover administrative costs.

Guillermo Restrepo agreed.

Judge Purdy imposed a fine of \$406 for the time the property was out of compliance.

Case: CE19060102

304 NW 15 AVE
MAX LLC

Certified Mail was accepted. Service was also via posting at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT

MAINTAINED. THE WINDOWS ARE NOT FULLY SECURED ALLOWING OUTSIDE MOISTURE TO PENETRATE THE INTERIOR. THERE IS A BOARDED WINDOW HARBORING AN EXTERNAL AIR CONDITIONING UNIT THAT IS WATER-LOGGED AND CAUSING MOISTURE PENETRATION INTO THE UNIT.

9-276(c)(3)

THERE IS EVIDENCE OF INSECT INFESTATION AT THIS PROPERTY.

Complied:

9-305(b)

9-304(b)

9-306

9-280(f)

9-280(g)

9-279(i)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andras Vlaics said they would take care of the violations as soon as possible.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE18100839

810 NW 10 TER #1

SOUTH MACK 1 LLC

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the tenant was being removed and recommended a 14-day extension.

Andrew Schein, attorney, confirmed they were evicting the last tenant and thought it might take 35 days.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE18091875

3333 DAVIE BLVD

3333 DAVIE LLC

This case was first heard on 1/17/19 to comply by 3/7/19. Violations and extensions

were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, stated two violations remained at the property.

Walter Morgan, attorney, said they were almost finished but the painting had been delayed by rain. Officer Koloian recommended a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19030401

1223 SEMINOLE DR
BEDNAR, JAN BELOHUBA, SABINA

This case was first heard on 5/16/19 to comply by 6/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines.

Francesca McFeely, former property manager, stated the citation had arrived at her office after she was terminated from her position. She confirmed that the listing had been removed at that time. Ms. McFeely stated she was working to get the property in compliance and said the property had not been rented out since they received the citation in May.

Dick Eaton, Code Compliance Supervisor, recommended an extension to confirm the property was not listed for rent.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

Case: CE19020652

1745 NE 52 ST
KNEZEVICH, DAVID

Service was via posting at the property on 7/30/19 and at City Hall on 8/1/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day.

David Knezevich, owner, requested more than 14 days. He said he had hired someone to do this but they had not completed the job. He requested 45 days.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE19060986

2560 NW 18 CT

HELIOS HOMES LLC

Service was via posting at the property on 7/22/19 and at City Hall on 8/1/19.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

47-34.4 B.1.

THERE ARE RECREATIONAL VEHICLES OR TRAILERS BEING
OPENLY PARKED AND OR STORED OVERNIGHT ON THIS RS-8
ZONED PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

18-12(a)

9-304(b)

9-306

Officer Gibson presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Thomas Rudden requested 45 days.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19052626

1413 N ANDREWS AV
KIMBERLITE MANAGEMENT LLC

Service was via posting at the property on 7/30/19 and at City Hall on 8/1/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

Complied:

9-304(b)

18-12(a)

Officer Bisch presented the case file into evidence and recommended ordering
compliance within 28 days or a fine of \$50 per day.

Liam Halfordy, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine
of \$50 per day.

Case: CE19061660

1617 NW 11 PL
TURNER, LILLIE

Service was via posting at the property on 8/3/19 and at City Hall on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS
ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING
VEHICULAR AND PEDESTRIAN MOVEMENT. THERE ARE GRASS
AND WEEDS GROWING ONTO THE SIDEWALK.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
ON THE PROPERTY AND SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS
NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF
THE CHAIN LINK FENCE WHERE THE WIRE MESH AND

SUPPORT POSTS HAVE SEPARATED. THERE ARE BENT POLES THROUGHOUT THE ENTIRE LENGTH OF THE FENCE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; BOXES, WOOD, AND FURNITURE IN THE REAR OF THE PROPERTY. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED AREA PER ULDR TABLE 47-5.11

9-306

THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING, AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER, AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17042318. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(a), 47-34.1.A.1. and 18-12a within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Lillie Smith, owner, said the weather had been hampering her progress.

Judge Purdy Found in favor of the City and ordered compliance with 9-305(a), 47-34.1.A.1. and 18-12a within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19061778

1617 NW 11 PL
TURNER, LILLIE

Service was via posting at the property on 8/1/19 and at City Hall on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE DERELICT VEHICLES STORED ON THE PROPERTY.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Lillie Smith, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE19061835
122 SW 24 AVE
ELLIS, EDDIE

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE PARKED AT THIS PROPERTY. THIS IS A REPEAT VIOLATION BASED ON CASE NUMBER CE18121154 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON 02/07/19 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-4(C).

18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING OF CLOTHES, CARDBOARD BOXES AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION BASED ON CASE NUMBER CE18100632, WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON 01/17/19, AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-1.

Officer Koloian presented the case file into evidence and stated 18-4(c) was now in compliance. She requested imposition of a fine of \$50 per day from 6/26/19 to 7/3/19, the time 18-4(c) was out of compliance, for a total of \$350 and imposing a fine of \$50 per day for 18-1, beginning on 6/26/19, for a current fine of \$2,500, and continuing until the property was in compliance.

Eddie Ellis, owner, insisted the property had been cleaned up.

Judge Purdy Found in favor of the City and imposed a fine of \$50 per day from 6/26/19 to 7/3/19, the time 18-4(c) was out of compliance, for a total of \$350 and imposed a fine of \$50 per day for 18-1, beginning on 6/26/19, for a current fine of \$2,500, continuing until the property was in compliance.

Case: CE19061952

2332 NW 14 CT
2016 JORDI C & M LLC

Service was via posting at the property on 8/3/19 and at City Hall on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS, AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE19011763. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-279(f)

OCCUPIED DWELLING WITHOUT CITY WATER SERVICE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE19011763. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY IS NOT BEING MAINTAINED. THE ASPHALT DRIVEWAY IS CRACKED AND NEEDS TO BE RESURFACED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE19011763. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) and 9-279(f) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Asi Topaz requested 45 days to remove the tenant and address the violations.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) and 9-279(f) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19010339

3030 SW 7 ST
ILAS, MARGARET A

This case was first heard on 5/16/19 to comply by 5/26/19 and 6/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, reported the property was not in compliance, but said she would not oppose a 91-day extension.

Margaret Ilas, owner, stated they had finalized a case, but she would not have the money for at least 30 days. She requested 90 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19060099

2456 BAYVIEW DR
BLOEMHOF, ILAN

Service was via posting at the property on 7/18/19 and at City Hall on 8/1/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE ARE TRASH CARTS FILLED WITH TRASH AND DEBRIS LEFT OUT AT THE FRONT OF THE PROPERTY ALONG WITH AN ACCUMULATION OF SOLID WASTE INCLUDING BUT NOT LIMITED TO RUBBISH, TRASH, DEBRIS, BUILDING MATERIALS AND LITTER. IN THIS CONDITION IT CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED OR INHABITED BY RODENTS OR OTHER VERMIN.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Ilan Bloemhof, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE18121427

115 FIESTA WY

CHAWORTH-MUSTERS, JAMES P

This case was first heard on 4/18/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$675 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, reported the case was in compliance and recommended imposition of the fines.

James Chaworth-Musters, owner, stated he had been hospitalized and subsequently treated for a serious hand condition, delaying compliance. Inspector Turowski confirmed that administrative costs would exceed the fine amount. She said the City's position was that the fines could be reduced or eliminated because the original inspector was no longer with the City.

Judge Purdy imposed the \$675 fine.

Case: CE17110018

Request for Extension

1725 SE 12 ST

LAUDERDALE YACHT CLUB

This case was first heard on 12/7/17 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Ron Tetreault, Fire Inspections Officer, recommended a 49-day extension.

Stephanie Toothaker, attorney, said the club would be demolished the first week in September.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

The following two cases for the same owner were heard together:

Case: CE19041441

619 NW 12 AVE
SPECTRUM MANAGEMENT LLC

This case was first heard on 6/6/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fines.

Cynthia Viers, tenant, stated this was being used as an illegal dumping ground but they were working with the City to address problems at the property. Officer Snyder stated the main issue was overgrowth in the swale areas.

Judge Purdy imposed the \$950 fine.

Case: CE19041506

1201 NW 6 ST
SPECTRUM MANAGEMENT LLC

This case was first heard on 6/6/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$950 fine.

Case: CE19050968

Administrative Hearing

1504 NW 8 CT
DASHIELL, MARY

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been posted on 5/13/19; on 5/15/19 the violation remained and the City had subsequently removed the trash.

Mary Dashiell, owner, said neighbors had put the trash there; she knew the proper times to put out bulk trash.

Judge Purdy denied the appeal.

Case: CE19012138
2821 SW 9 AV
SANFORD B NELSON REV TR

Administrative Hearing

Violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, testified that the violation had been posted on 1/29/19; on 1/31/19 the violation remained and the City had subsequently removed the trash.

Sanford Nelson, owner, said he had asked the tenants to remove the trash.

Judge Purdy denied the appeal.

Case: CE19020417
701 NW 21 TER
MMD PROPERTY INVESTMENTS LLC

Ordered to re-appear

This case was first heard on 4/18/19 to comply by 4/28/19 and 5/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended a 63-day extension.

Limor Sapir, property manager, said permits had been pulled and they were in the process of complete the work. She said she had given the contractor 90 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE18050320

6550 N FEDERAL HWY
MB PROPERTIES II LLC % CUSHMAN & WAKE

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,400 and the City was requesting no fine be imposed.

Captain Ron Tetreault, Fire Inspections Officer, recommended no fine be imposed.

Eric Valdes, property manager, thanked the City.

Judge Purdy imposed no fine.

Case: CE18081719

Ordered to reappear

3229 SW 15 AVE
PEREZ, MARLIES

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Marlies Perez, owner, requested 91 days.

Dick Eaton, Code Compliance Supervisor, did not object to the request for 91 days. He said the property was in litigation to get the funds to repair the roof.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19051882

813 NW 19 AVE
HALL, MARY E

Service was via posting at the property on 7/23/19 and at City Hall on 8/1/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-308(b)

THERE ARE TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

Withdrawn:

24-27.(b)

Complied:

9-304(b)

18-4(c)

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-313.(a) and 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Mary Bynes, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance with 9-313.(a) and 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19042045

3712 JACKSON BLVD

ANTIONETTE, STEPHANIE BERRIOS, HECTOR

Service was via posting at the property on 7/13/19 and at City Hall on 8/1/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR ROOF FASCIA BOARDS ARE MISSING PAINT.

Withdrawn:

47-21.16.A.

Complied:

9-305(b)

9-280(h)(1)

18-4(c)

18-12(a)

Officer Philogene presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Stephanie Antoinette, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE19070803

408 SW 25 TER
PIERRE, EDGARD & MARLEINE

Service was via posting at the property on 7/23/19 and at City Hall on 8/1/19.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):
9-279(f)

THIS PROPERTY IS OCCUPIED WITHOUT WATER OR
SANITARY SERVICE. ALL PLUMBING FIXTURES SHALL BE
PROPERLY CONNECTED TO THE WATER AND SEWER SYSTEMS
OF THE CITY.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Edgard Pierre, owner, requested more time.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE19040065

Administrative Hearing

3173 AUBURN BLVD
MELROSE PLACE CONDO ASSOC INC

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, testified that the violation had been posted on 4/1/19; on 4/319 the violation remained and the City had removed the trash on 4/4/19.

Leon Hausmann, property manager, said they had talked to tenants about this issue and had installed cameras on the property to identify who was causing the problems.

Judge Purdy denied the appeal.

Case: CE19032205
2832 NE 35 ST
VELOCITY #1 LLC

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,400 and the City was requesting a \$488 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$488 to cover administrative costs.

Andres Villas, representative, agreed.

Judge Purdy imposed a fine of \$488 for the time the property was out of compliance.

Case: CE18080132
1648 NW 14 ST
MIAMI QUARTERS LLC

This case was first heard on 3/7/19 to comply by 3/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,450 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Cesar Nicholas said they had repaired the wrong side initially.

Officer Jolly said the administrative costs totaled \$810.

Judge Purdy imposed a fine of \$810 for the time the property was out of compliance.

Case: CE19042437
1026 NW 9 AVE
MARCELIN, HARRY

Service was via posting at the property on 6/25/19 and at City Hall on 7/16/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND

WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE UNSECURED WHEEL STOPS, FADED SURFACE MARKINGS AND POTHOLES.

Complied:

47-22.6.F.

Officer Bisch presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Harry Marcelin, owner, said they had been working diligently, weather permitting.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE19032225

1100 NE 2 AV

ROCUSH, SCOTT ROCUSH, KAREN J

Service was via posting at the property on 7/18/19 and at City Hall on 8/1/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATION CONDITIONS. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS, WHEELS TOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

Complied:

18-12(a)

47-21.11.A.

47-34.1.A.1.

9-305(b)

9-306

9-308(b)

9-313.(a)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Theodore Uszko, property manager, said they had already applied for permits. He requested 42 days.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19040534

1533 NW 3 AV
PERICLES, LUCKSON

Service was via posting at the property on 7/2/19 and at City Hall on 8/1/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-304(b)

DRIVEWAY IS IN DISREPAIR.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

18-12(a)

9-306

Officer Philogene presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Luckson Pericles, owner, confirmed that work was in progress.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE19022114

3501 RIVERLAND RD
DORSETT, RODNEY K

Request for extension

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,650.

Rodney Dorsett, owner, requested 90 more days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE19020588

Administrative Hearing

929 NW 7 TER
YACHT CHANDLERS INC.

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Roberta Jones, Code Compliance Officer, testified that the violation had been posted on 2/7/19; on 2/14/19 the violation remained and the City had removed the trash on 2/19/19.

James James said this was an ongoing issue over the years that they were continually addressing.

Judge Purdy denied the appeal.

Case: CE18080117

1508 NW 9 AV
SMITH, INDIRA H/E SMITH, JEFFREY S

This case was first heard on 11/29/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,150 and the City was requesting a \$939 fine be imposed.

Stephanie Philogene, Code Compliance Officer, recommended reducing the fines to \$939 to cover administrative costs.

Jeffrey Smith said he had done what was requested and he did not understand the fine period. Officer Philogene said the property was complied as of 6/3, when the final driveway inspection was held.

Judge Purdy imposed a fine of \$939 for the time the property was out of compliance.

Case: CE19031492

2501 BARBARA DR
ABERNETHY, EDWIN JR & CHERYL LYNN

Service was via posting at the property on 7/15/19 and at City Hall on 8/1/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. THERE

IS EVIDENCE OF HOLES IN SEVERAL AREAS ALLOWING THE
TRANSFER OF MATERIAL THROUGH THE SEAWALL.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Edwin Abernethy, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

Case: CE19042076

3535 JACKSON BLVD
MUSGROVE, KENNETH L & DELLA O

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THE PAVED DRIVEWAY HAS HOLES, CRACKS AND NEEDS TO
BE RESURFACED.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS,
MISSING AND PEELING PAINT.

Complied:

9-305(b)

9-308(b)

47-39.A.1.b.(6)(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Kenneth Musgrove, owner, said he was working to comply.

Judge Purdy Found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19040726

1725 SW 14 CT
CULTRUN INC.

Service was via posting at the property on 7/26/19 and at City Hall on 8/1/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Complied:

9-305(b)

9-304(b)

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Maria Corrion, representative, said they were working to comply. She described the work they were doing at the property and said they were remodeling.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Case: CE19040370

2225 SW 5 PL

RICHARDSON, JOHNNY L

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS A BROKEN OR MISSING SUPPORT POLE.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED OR DEFINED AND HAS WEEDS GROWING THROUGHOUT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS,
MISSING AND PEELING PAINT.

Complied:
47-34.1.A.1.
18-4(c)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Johnny Richardson, owner, said he would work to comply.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE19031360
1642 NW 14 CT
RAYSOR, ELIZABETH HUNTER

Service was via posting at the property on 7/3/19 and at City Hall on 7/16/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS AREA.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

Complied:
9-305(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Elizabeth Raysor, owner, said the vehicle had been removed.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE19041894
2501 MIDDLE RIVER DR
MILLER, JOHN A & MALCOLM EDOUARD

Service was via posting at the property on 7/22/19 and at City Hall on 8/1/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT
BEING MAINTAINED AS REQUIRED.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE AREA.

Complied:

9-304(b)

Officer Malakius presented the case file into evidence and recommended ordering
compliance within 21 days or a fine of \$100 per day, per violation.

Malcom Miller, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine
of \$100 per day, per violation.

The following two cases for the same owner were heard together:

Case: CE19042231

604 SW 16 CT

BOCA ISLAND LLC % TUYEN DO

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
47-18.47 A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY
RESIDENCE. THEY HAVE NOT REGISTERED WITH THE
PLANNING AND ZONING DIVISION OF THE CITY
DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED
NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING
STATE CERTIFICATION.

Officer Sanguinetti presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$100 per day.

Cody Crockett, representative, agreed to comply. He said they were awaiting
accreditation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine
of \$100 per day.

Case: CE19042232

606 SW 16 CT

BOCA ISLAND LLC

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
47-18.47 A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Judge Purdy took a brief recess

Case: CE18090502

510 NW 24 AVE # 48

SUMMER LAKE VILLAS LLC

Service was via posting at the property on 7/15/19 and at City Hall on 8/1/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN A GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THE WHEEL STOPS ARE MISSING, LOOSE, BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.

THE LANDSCAPING AT THIS OCCUPIED COMMERCIAL PROPERTY IS NOT BEING MAINTAINED IN A NEAT, WELL- KEPT APPEARANCE. THERE ARE MISSING AND BARE AREAS OF LIVING GROUND COVER THROUGHOUT THE ENTIRE PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS, BALCONIES, FASCIA, SOFFITS, STAIRWAY AND WALKWAYS ARE NOT BEING MAINTAINED. THERE ARE

AREAS THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

47-19.4.D.8.

47-19.5.E.7.

9-276(c)(3)

9-280(g)

9-308(a)

9-280(h)(2)

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation and to order the respondent to attend the 9/19 hearing.

Sharon Lewis said they had already hired a contractor and he was pulling permits where needed.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 9/19/19 hearing.

Case: CE18121302

1527 NW 11 PL

FLORA JAMES REV LIV TR JAMES, FLORA

This case was first heard on 6/6/19 to comply by 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, said the owner was trying to get the property in compliance and needed to evict the tenants.

Flora James, owner, requested an extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/19/19 hearing.

Case: CE18121816

1516 SW 5 PL

APART FLORIDA LLC

This case was first heard on 6/6/19 to comply by 6/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$350 fine.

Case: CE19052582

1569 NW 15 TER
SAMPSON, GREGORY L JR

Service was via posting at the property on 7/17/19 and at City Hall on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION. THE ASPHALT DRIVEWAY IS CRACKED AND MISSING AREAS OF ASPHALT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

47-34.1.A.1.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Jose Pena agreed.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE19060474

507 NW 8 AVE
CDH PLANNING LLC

Service was via posting at the property on 7/25/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND THE CARPORT CEILING ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INTERIOR WALLS ARE STRIPPED AND DAMAGED. THE CEILING IS DETERIORATED AND THE FLOORS ARE UNFINISHED. WINDOWS ARE DAMAGED OR MISSING.

Complied:

18-4(c)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Anna Jaime, representative, said the violations were all in compliance.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE17121289

2311 NW 12 CT

WILLIAMS, LOUISE EST

This case was first heard on 3/15/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$47,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Kenneth Gibson, owner, said they were remodeling the entire property. He requested 90 days.

Kevin Gibson, owner, requested additional time.

Ms. Hasan said the property was still in the name of Messrs. Gibson's grandmother, and they could not apply for a permit until they were named the estate's person

representative(s). Mr. Gibson said there was a probate action open. Ms. Hasan recommended additional time for the violations that required permits.

Judge Purdy granted a 98-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/21/19 hearing.

Case: CE19030234

2120 NW 21 TER
PICO TURQUINO INVESTMENT LLC

This case was first heard on 6/6/19 to comply by 6/27/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,700 and the City was requesting the full fine be imposed.

Hector Suarez, Code Compliance Officer, confirmed the property was in compliance and said he would not oppose a reduction of fines to \$1,500.

Humberto Rego, said the tenant was supposed to care for the exterior but he had not.

Judge Purdy imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE19020680

2315 NW 12 CT
MARMATI LLC

This case was first heard on 4/4/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, stated one violation remained.

Andres Chavarro requested 30 days.

Judge Purdy imposed the \$5,550 fine, which would continue to accrue until the property was in compliance.

Case: CE19021148

1340 NW 19 AVE
FYR SFR BORROWER LLC

Service was via posting at the property on 8/3/19 and at City Hall on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION; THE GRAVEL CONCRETE DRIVEWAY IS WORN AND CRACKED. THERE ARE AREAS WITH DIRT SHOWING AND GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Brenda Buenaventura, property manager, said they and their contractor was working to comply.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19010133

901 ALABAMA AVE
STARK EQUITY GROUP LLC

This case was first heard on 3/7/19 to comply by 3/17/19 and 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended imposition of the fines.

Timothy Sweetman requested a fine reduction; he explained that the violations were against a previous owner. Officer Koloian stated she had been contacted by Timothy Stark, the owner, who informed her that "he would be paying the full amount of the violations before July 18, 2019."

Ms. Hasan noted that the house had been sold twice in 2019 via warranty deed.

Judge Purdy imposed the \$1,250 fine.

Case: CE18091934

1107 NW 11 ST
PARKS, GREGORY T & RACHEL C

This case was first heard on 6/6/19 to comply by 6/16/19 and 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachael Parks, owner, said they had done some work but needed to put down some sod.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Judge Purdy imposed the \$5,350 fine, which would continue to accrue until the property was in compliance.

Case: CE18110181

4761 NE 28 AV
ERGON-BLUEM, ANGELA

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines.

Angela Ergon-Bluem, owner, said she was not aware that fines were accruing. She had needed to fight with the insurance company regarding the scope of the roof repair. She and her contractor were working on pulling a permit for the work. Officer Malakius said he did not object to an extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19051021

501 SE 21 ST
SFR 2012-1 FLORIDA LLC

Service was via posting at the property on 7/19/19 and at City Hall on 8/1/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE ARE ACTIVE SWARMING TERMITES, RAT REMAINS AND DEBRIS IN THE ATTIC OF THIS PROPERTY. THIS IS A PUBLIC NUISANCE IN THAT IT MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS OR MAY REASONABLY CAUSE DISEASE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

The following two cases for the same property were heard together:

Case: CE19052629

825 NW 19 AVE
6IX JAY LLC HOLDINGS OF RJ SEEDS LLC

Service was via posting at the property on 7/12/19 and at City Hall on 8/1/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
24-11(a)

THE CONSTRUCTION SITE DOES NOT HAVE REQUIRED
SOLID WASTE CONTAINER FOR CONSTRUCTION DEBRIS.

24-11(b)

THERE IS SOLID WASTE DEBRIS THAT IS NOT BEING
MAINTAINED IN THE REQUIRED SOLID WASTE CONTAINER.

Officer Bass presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation.

Michael Johnson said debris was promptly removed from the site and there was no room for a dumpster. Currently, there was nothing but dirt and rocks on the site.

Officer Bass claimed there was space in the rear of the property but Mr. Johnson said there was only 15 feet between the rear door and the property line and only five feet on each side.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE19052624

829 NW 19 AVE
6IX JAY LLC HOLDINGS OF R J SEEDS LLC

Service was via posting at the property on 7/12/19 and at City Hall on 8/1/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
24-11(a)

THIS IS AN ACTIVE CONSTRUCTION SITE WITHOUT THE

REQUIRED SUITABLE CONTAINER FOR SOLID WASTE AND
CONSTRUCTION DEBRIS GENERATED BY CONSTRUCTION
ACTIVITY.

24-11(b)

THERE IS CONSTRUCTION DEBRIS BEING KEPT ON THE
EXTERIOR GROUND OF THE PROPERTY AND IS NOT BEING
KEPT IN A SOLID WASTE CONTAINER AS REQUIRED.

Officer Bass presented the case file into evidence and recommended ordering
compliance within 10 days or a fine of \$100 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine
of \$100 per day, per violation.

Case: CE19041770

1606 NW 13 CT
RIVERA, HILDA

Service was via posting at the property on 6/25/19 and at City Hall on 7/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
ON THIS PROPERTY. HOUSE NUMBERS ARE POSTED BUT ARE NOT
CONTRASTING TO BACKGROUND.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

47-19.5.E.7.

THE CHAIN LINK FENCE IS IN DISREPAIR. THE TOP RAILS OF THE
FENCE ARE MISSING AND THE GATE IS NOT SECURED. THE FENCE IS
BENT AND NOT SECURED TO ITS POSTS.

9-308(b)

THE TILE ROOF ON THIS PROPERTY IS STAINED AND DIRTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS, MISSING AND PEELING PAINT. THERE ARE MISSING
AND BROKEN JALOUSIE GLASS PANES.

Officer Bisch presented the case file into evidence and recommended ordering
compliance with 9-313(a). within 10 days and with the remaining violations within 63
days or a fine of \$25 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 9-313(a). within 10 days and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE19040990

230 KENTUCKY AVE

230 TRUST NO 1302013 L6 LLC TRUSTEE

Personal service was made on 6/12/19. Service was also via posting at City Hall on 7/16/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE19010505

3436 SW 12 PL

SOUTHERN FLORIDA INVESTMENTS LLC

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
47-34.4 B.

THERE IS A COMMERCIAL VEHICLE BEING PARKED AND STORED
OVERNIGHT AT THIS PROPERTY.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF

DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

18-4(c)

Withdrawn

24-27.(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19010553

3516 SW 12 CT

MATERA HC LLC %HON CAPITAL LLC

Service was via posting at the property on 8/5/19 and at City Hall on 8/1/19

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

47-34.1.A.1.

9-304(b)

Officer Gibson presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19032023

220 SW 29 AVE

CIVI INTERNATIONAL GROUP INC.

Service was via posting at the property on 7/22/19 and at City Hall on 8/1/19.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND PEDESTRIAN MOVEMENT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

Withdrawn

24-27.(b)

Officer Gibson presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19070867

2632 NE 27 TER

MARCHELOS 2632 FAM TR MARCHELOS, SPIRO TRUSTEE

Service was via posting at the property on 7/22/19 and at City Hall on 8/1/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH, AND DEBRIS. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE19050765 CITED ON MAY 9,2019 WHERE SPECIAL MAGISTRATE FLYNN FOUND FOR THE CITY AND IMPOSED A FINE IN THE AMOUNT OF \$1,200.00 AS A REPEAT. VIOLATION. THIS CASE IS PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE

HEARING DATE.

Officer Malakius presented the case file into evidence, stated the property was now in compliance and requested a fine of \$1,000 per day for the time the property was out of compliance, from 7/12/19 through 8/13/19, a total of \$33,000.

Dick Eaton, Code Enforcement Supervisor, said the last time a violation was discovered, the Special Magistrate had shown leniency regarding the fine. Now the violation had recurred and the City was requesting the maximum of \$1,000 per day

Judge Purdy Found in favor of the City and imposed a fine of \$33,000 for the time the property was out of compliance.

Case: CE19061279

2600 SW 9 AV
ANKNEY, RALPH S

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-304(b)

THERE ARE VEHICLES AND OR TRAILERS PARKED ON THE LAWN.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE19051377

301 SW 23 ST
COOK, JUANITA ARLEEN

Stipulated Agreement

Violations:

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE LAWN AND SWALE AREAS.

47-34.1.A.1. **COMPLIED**

THERE IS OUTDOOR STORAGE IN FRONT OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO PLASTIC CONTAINERS, SHELVING, HOSES, BOAT ACCESSORIES, CANOES AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED USE IN THIS RM-15 ZONED RESIDENTIAL DISTRICT PER ULDR TABLE 47-5.10. THIS IS A RECURRING VIOLATION PER CASES CE19010823 AND CE18100731. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day.

Mike Sanguinetti, Code Compliance Officer, requested a finding of fact that the violation of 47-34.1.A.1. had existed as cited.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day. He also found in favor of the City that the violation of 47-34.1.A.1. had existed as cited.

Case: CE19070801

1770 SW 32 CT

DEBOLT, ANTHONY H/E RUEHLE, JACQULYN

Service was via posting at the property on 7/24/19 and at City Hall on 8/1/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED IN THE FRONT PORCH ENCLOSURE OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO BUCKETS, CARDBOARD BOXES, CRATES, TABLE AND BOXES, METAL SCRAP. IN THIS CONDITION IT CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED OR INHABITED BY RODENTS OR OTHER VERMIN.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND

WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-279(e)

THE PROPERTY HAS BEEN OCCUPIED WITHOUT WATER SERVICE. WATER SERVICE HAS NOT BEEN PAID SINCE 11/17/16. THE METER WAS REMOVED 4/23/2019. ALL PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE19030540

701 NE 2 AV
CHUNG, BELINDA

Service was via posting at the property on 7/15/19 and at City Hall on 8/1/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

47-20.20.H.

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-306 within 28 days or a fine of \$50

per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Case: CE18111415

209 SW 27 AVE
ADNAN ENTERPRISES LLC

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
15-28.

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

Complied:

18-12(a)

24-28

47-22.6.F.

9-305(b)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE19020451

908 NW 13 AVE
SHORTER, MARYAM E

Service was via posting at the property on 7/23/19 and at City Hall on 8/1/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-21.9.M.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF LAND SHALL
BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER
OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO
PREVENT DUST OR SOIL EROSION. THIS UNDEVELOPED VACANT LOT
IS MISSING LAWN COVER.

Withdrawn:

9-304(b)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19020979

1669 LAUDERDALE MANOR DR
VALDES, CYNTHIA M H/E VALDES, CECILIO

Service was via posting at the property on 6/24/19 and at City Hall on 7/5/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF PERSONAL GOODS, MATERIALS
AND MISCELLANEOUS ITEMS STORED ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS.
GRAVEL DRIVEWAY IS NOT WELL GRADED, DUST AND WEED FREE.

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
OR PROPERLY DISPLAYED ON THIS PROPERTY.

Withdrawn:

24-27.(b)

9-278(e)

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19031905

811 SE 16 ST
JHS 811 LLC

Service was via posting at the property on 7/10/19 and at City Hall on 8/1/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE FASCIA AND FLASHING AROUND THE
BUILDING THAT ARE PEELING AND OR STAINED.

Complied:
9-304(b)

Officer Turowski presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19052076

806 SE 11 CT
VELOCITY #3 LLC

Service was via posting at the property on 6/27/19 and at City Hall on 7/5/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER. PROPER SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE19060487

525 SW 11 CT
LAWRENCE, TOBY BURK ROSS, JOHN MICHAEL

Service was via posting at the property on 7/29/19 and at City Hall on 8/1/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE IS A LARGE TRAILER PARKED ON THE LAWN AREA.
47-34.4 B.1.

THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING OPENLY PARKED OR STORED OVERNIGHT ON THIS RD-15

ZONED RESIDENTIAL PROPERTY.

Complied:
9-313.(a)

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19061168

1709 SW 5 ST
TIERNEY, MICHAEL

Service was via posting at the property on 7/26/19 and at City Hall on 8/1/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN AREA.

Officer Williams presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE19050092

2051 NW 28 AVE
WILLIAMS, TOCCARA

Service was via posting at the property on 7/17/19 and at City Hall on 8/1/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THE FASCIA IS IN NEED OF PAINT.

Complied:
9-304(b)

Officer Suarez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE19062143

5411 NE 16 AV
LOUCKS, DAVID K

Service was via posting at the property on 7/17/19 and at City Hall on 8/1/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS AT THE BACK OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19040679 CITED ON APRIL 8, 2019 AND CURRENT CASE CITED ON JUNE 27, 2019. THIS CASE IS PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-305(b)

THE LANDSCAPE IS NOT BEING MAINTAINED AT THIS PROPERTY. THERE IS OVERGROWTH OF LANDSCAPE VEGETATION. THERE ARE AREAS OF MISSING AND BARE GROUND COVER.

Officer Suarez presented the case file into evidence and reported 18-12(a) was now in compliance. He requested a finding of fact that 18-12(a) had existed as cited and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$25 per day.

Judge Purdy Found in favor of the City that violation 18-12(a) had existed and cited and ordered compliance with 9-305(b) within 28 days or a fine of \$25 per day.

Case: CE19051998

806 SE 11 CT
VELOCITY #3 LLC

Service was via posting at the property on 6/27/19 and at City Hall on 7/5/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS, AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Turowski presented the case file into evidence and recommended ordering

compliance within 10 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE18121316

691 SW 29 AV
INVESTMENT LAWYERS LLC

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:

9-305(a)
9-280(h)(1)
47-34.1.A.1.
9-306
18-12(a)
9-278(e)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE19070215

300 SW 31 AV
DIXON, CARLTON A

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE19062263

2890 SW 9 ST
JOSEPH, JOEY SYLVAIN, MARIE FRANCE

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE18101964 THAT WAS PRESENTED ON 1/17/19 TO SPECIAL MAGISTRATE PURDY. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended imposing a fine of \$100 per day, beginning on 7/1/19, when the repeat violation was noted, and continuing to accrue until the property was in compliance. The current total was \$4,600.

Judge Purdy Found in favor of the City and imposed a fine of \$100 per day, beginning on 7/1/19 and continuing to accrue until the property was in compliance. The current total was \$4,600.

Case: CE19070545

649 W DAYTON CIR
VILBRUN, JOSEPH JOSEPH, ISMERA

Service was via posting at the property on 8/2/19 and at City Hall on 8/1/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE18051469. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER

CE18051469. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

18-1.

THERE IS STORAGE UNDER THE CARPORT CONSISTING OF SCRAP METAL, APPLIANCES, CONTAINERS, TIRES AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE18051469. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE18051469. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-39.A.1.b.(6)(b)

THERE IS OUTSIDE STORAGE CONSISTING OF SCRAP METAL, CONTAINERS, APPLIANCES, TIRES AND OTHER MISCELLANEOUS ITEMS WHICH IS PROHIBITED ON THIS RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE18051469. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

18-4(c)

THERE IS A DERELICT VEHICLE AND TRAILER ON THE PROPERTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 and 47-39.A.1.b. (6)(b) within 10 days and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-1 and 47-

39.A.1.b. (6)(b) within 10 days and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Case: CE19051195

1249 NW 18 ST
AMP PALM BEACH INVESTMENT INC

Service was via posting at the property on 8/3/19 and at City Hall on 8/3/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA HAS AREAS OF CHIPPING, PEELING PAINT, LEAVING IT EXPOSED TO THE ELEMENTS. THE FASCIA BOARD IS ROTTED ON THE SOUTHEAST CORNER OF THE HOUSE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION ON THE SOUTHEAST CORNER WHERE THE FENCE POSTS AND STEEL MESH ARE SEPARATED.

9-304(b)

THERE ARE VEHICLES, A BOAT AND A TRAILER PARKED ON THE LAWN.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) and 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) and 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE19040251

711 NW 18 ST
UNGER, LEONARD

Service was via posting at the property on 6/26/19 and at City Hall on 7/16/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

18-1.

THERE IS STORAGE IN THE CARPORT CONSISTING OF, BUT NOT
LIMITED TO, FURNITURE, BOXES, AND OTHER MISCELLANEOUS
ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT
THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR
INHABITED BY RODENTS OR WILD ANIMALS, OR MAY FURNISH
A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR
ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY
ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF
ADJACENT PROPERTIES.

Complied:

24-27.(b)

Withdrawn:

47-34.1.A.1.

Officer Philogene presented the case file into evidence and recommended ordering
compliance with 18-1 within 10 days and with 9-305(b) within 21 days or a fine of \$25
per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-1 within 10
days and with 9-305(b) within 21 days or a fine of \$25 per day, per violation.

Case: CE19042400

540 SW 28 AV
TINCHO FL 1 LLC

Service was via posting at the property on 7/13/19 and at City Hall on 8/1/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE IS A VEHICLE PARKED ON THE LAWN. THE DRIVEWAY IS NOT
MAINTAINED. THERE ARE CRACKS IN THE ASPHALT DRIVEWAY.

Complied:

9-305(b)
18-1.
18-12(a)
18-4(c)

Officer Philogene presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy Found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE19050842

1400 SW 34 AVE
BRICKAN GROUP LLC

Service was via posting at the property on 6/20/19 and at City Hall on 7/5/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

Complied:

9-305(a)
9-306

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19060535

3431 SW 13 CT
HARDING FLA LLC

Service was via posting at the property on 7/20/19 and at City Hall on 8/1/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
47-34.4 B.1.

THERE IS A TRAILER FULL OF LANDSCAPE DEBRIS THAT IS
BEING PARKED AND STORED OVERNIGHT AT THIS PROPERTY.

9-304(b)

THERE ARE VEHICLES OR TRAILERS PARKED ON THE LAWN
AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine
of \$50 per day, per violation.

Case: CE19061944

1354 SW 26 AVE
CHILAY LLC

Service was via posting at the property on 7/20/19 and at City Hall on 8/1/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED
PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS
OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN
THROUGH AND HAS GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

47-34.1.A.1.

THERE IS OPEN AIR STORAGE INCLUDING BUT NOT
LIMITED TO TIRES AND FURNITURE ALONG THE FRONT AND
SIDES OF THIS RS-8 ZONED RESIDENTIAL PROPERTY.
THIS IS A NON-PERMITTED USE PER TABLE 47-5.11.

Complied:

18-12(a)

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19021791

828 NW 14 WY

HURRICANE METAL ROOFING & REMODELING INC.

Service was via posting at the property on 6/14/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-19.5.E.4.

THE UNFINISHED SIDE OF THE FENCE IN THE REAR OF THIS PROPERTY IS IMPROPERLY FACING THE ADJACENT PROPERTIES AND RIGHT OF WAY.

Withdrawn:

18-12(a)

Complied:

9-280(h)(1)

18-7(a)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19030321

2030 NW 6 ST

LEROY C MIZELL TR WILCOX, EVELINE TR

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE18070436, CE17041836, AND CE16121795. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE

REGARDLESS OF COMPLIANCE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Snyder presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 14 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE19030324

1500 NW 6 ST
AL-MADI,ALI

Service was via posting at the property on 7/25/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-278(g)

THE WINDOWS AT THIS PROPERTY LACK ADEQUATE SCREENS FOR OPEN WINDOW VENTILATION.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

18-12(a)
24-27.(f)
47-19.4.D.1.
47-20.20.H.
9-280(b)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19030938

1606 NW 14 CT
LOGICORP ENTERPRISES INC

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKED ON AN UNAPPROVED SURFACE. THE
DRIVEWAY AT THIS PROPERTY IS NOT MAINTAINED. THERE ARE
POTHoles IN THE DRIVEWAY WHICH REQUIRE REPAIR AND VEHICLES
PARKED ON THE LAWN AND ADJACENT CONCRETE SLABS WHICH ARE
UNEVEN AND POORLY MAINTAINED.

Officer Snyder presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine
of \$50 per day, per violation.

Case: CE19031702

2305 NW 9 CT

FAMILY LAND TRUST #2305 RIGGS, JERRY

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:

9-304(b)

18-12(a)

Officer Snyder presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine
of \$50 per day.

Case: CE19032121

428 NW 23 AV

MOROS, PEDRO FERNANDO HARDEN-MOROS, CHRISTINA

Service was via posting at the property on 7/29/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND
WEEDS
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE AREA.

Complied:

9-313.(a)

9-280(h)(1)

9-304(b)

9-308(b)

47-21.16.A.

9-305(b)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19041084

422 MOLA AVE

BANK REO SERVICING LLC

Service was via posting at the property on 7/19/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

47-21-9.M.

THIS VACANT LOT IS MISSING LIVING GROUND COVER.

Complied:

47-34.1.A.1.

9-304(b)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day

Case: CE19050480

1553 NW 4 ST
BOLDEN, V & ROSA M
V BOLDEN & R BOLDEN REV LIV TR

Service was via posting at the property on 7/19/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE OR
ON THE PROPERTY.

Complied:

18-12(a)
47-34.4 B.1.
9-280(b)
9-306
9-313.(a)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19050754

646 NW 14 TER
LAO, MAY SUM

Service was via posting at the property on 7/25/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT WELL
MAINTAINED. THERE ARE WEEDS AND OTHER PLANT LIFE
GROWING THROUGH THE GRAVEL DRIVEWAY.

Complied:

9-306
18-12(a)
Withdrawn:

18-4(c)

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day

Case: CE19052201

828 NW 14 WY

HURRICANE METAL ROOFING & REMODELING INC.

Service was via posting at the property on 6/10/19 and at City Hall on 7/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE18090692 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON NOVEMBER 15, 2018, AND BASED ON THE EVIDENCE PRESENTED, ESTABLISHED A FINDING OF FACT AND IMPOSED FINES AGAINST THE PROPERTY. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE WHERE FINES MAY BE IMPOSED.

Officer Snyder presented the case file into evidence and recommended imposing a fine of \$50 per day, beginning on 5/28/19 and continuing until the property was in compliance.

Judge Purdy Found in favor of the City and imposed a fine of \$50 per day, beginning on 5/28/19 and continuing until the property was in compliance.

Case: CE19060256

1820 NW 3 CT

SWANSON, LEVORIA

Service was via posting at the property on 7/25/19 and at City Hall on 8/1/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD ND MISSING GROUND COVER IN THE LAWN AND SWALE AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.

STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CARPORT ROOF AND CEILING AT THIS PROPERTY IS DETERIORATED ALLOWING WATER PENETRATION INTO THE CARPORT AND SURROUNDING BUILDING MATERIALS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Complied:

9-313.(a)

9-308(b)

47-19.5.H.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE19050919

5811 NE 21 WY

TVAROCK, THERESA M

Service was via posting at the property on 8/4/19 and at City Hall on 8/1/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED UNDER CASES CE17082076 AND CE18100340. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING FACT WHETHER OR NOT IT COMES INTO COMPLIANCE.

Complied:

9-280(h)(1)

9-308(b)

Officer Bisch presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine

of \$25 per day.

Case: CE18121737

1530 NW 18 CT
CREW, LACY A

Personal service was made on 7/17/19. Service was also via posting at the property on 8/1/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION ON THE SOUTH EAST CORNER ON THE CHAIN LINK FENCE MISSING THE UPPER SUPPORT BAR, CAUSING THE STEEL MESH TO SAG.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

18-12(a)

9-304(b)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19061161

3361 NW 64 ST
MILLER, AMINATA

Service was via posting at the property on 7/29/19 and at City Hall on 8/1/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH

AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE19011733
401 N BIRCH RD # 511
DD INVESTMENTS GALE LLC

Service was via posting at the property on 6/5/19 and at City Hall on 6/20/19.

John Suarez, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM
THE CITY.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19021735
1515 SEABREEZE BLVD
EHRING ENTERPRISES INC.

Service was via posting at the property on 4/12/19 and at City Hall on 4/21/19.

John Suarez, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS
CE18051913. THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19070162

1671 SW 27 TER
ROMERO, EDUARDO

Service was via posting at the property on 7/29/19 and at City Hall on 8/1/19.

John Suarez, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM
THE CITY.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020126

730 NW 17 AV
TAYLOR, JAMES TAYLOR, RUBIN EST

This case was first heard on 4/4/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$33,950 fine, which would continue to accrue until the property was in compliance.

Case: CE19021646

1604 SE 2 CT
1604 SE 2ND COURT LLC

This case was first heard on 4/18/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$19,000 fine, which would continue to accrue until the

property was in compliance.

Case: CE19021740

1270 SE 2 ST
PONCE, MIGUEL E

This case was first heard on 5/16/19 to comply by 6/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,000 fine, which would continue to accrue until the property was in compliance.

Case: CE18070432

1220 NW 7 TER
JOHNSON, TOWANDA

This case was first heard on 9/20/18 to comply by 10/4/18 and 10/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$16,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19011151

1300 NW 8 AV
PINE SHADOWS HOMEOWNERS ASSN PHASE

This case was first heard on 6/6/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$60,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$60,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19020965

1665 LAUDERDALE MANOR DR
RAWSON, DAVID EST

This case was first heard on 6/6/19 to comply by 6/20/19. Violations and extensions

were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: CE19021252

1501 SW 19 AVE
PRIOR, ALEC STEPHEN

This case was first heard on 4/4/19 to comply by 5/2/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19021472

4521 NW 12 AVE
CERBERUS SFR HOLDINGS II LP

This case was first heard on 5/16/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$500 fine.

Case: CE19022149

3110 NE 59 ST
WILLNER, ERIC A WILLNER, TAMMY LYNN

This case was first heard on 4/18/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$58,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$58,200 fine, which would continue to accrue until the property was in compliance.

Case: CE19011977

1660 SW 22 AV
BRYAN, SCOTT L

This case was first heard on 4/4/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$24,250 fine, which would continue to accrue until the property was in compliance.

Case: CE19031684

2929 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

This case was first heard on 5/16/19 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,500 fine.

Case: CE19031685

2935 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

This case was first heard on 5/16/19 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,500 fine.

Case: CE18121323

1033 NW 10 PL
EL VIGNOLE LLC

This case was first heard on 4/18/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19010821

1607 NW 13 CT
RAM, NINET

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$800 fine.

Case: CE19020676

2313 NW 14 CT
ALEXANDER, DIANE

This case was first heard on 6/6/19 to comply by 6/16/19 and 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,525 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,525 fine, which would continue to accrue until the property was in compliance.

Case: CE18101073

1239 SW 29 TER
FACYSON, NEOMIA

This case was first heard on 12/6/18 to comply by 1/10/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,075 and the City was requesting a \$663 fine be imposed.

Judge Purdy imposed a fine of \$663 for the time the property was out of compliance.

Case: CE18121335

499 W MELROSE CIR
NALLASAMY, THANGAMUTHU

This case was first heard on 4/4/19 to comply by 4/14/19 and 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$22,750 fine, which would continue to accrue until the property was in compliance.

Case: CE18050486

626 NW 22 RD
ADAMS, FLOOKER

This case was first heard on 9/20/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$39,200 and the City was requesting a \$7,840 fine be imposed.

Judge Purdy imposed a fine of \$7,840 for the time the property was out of compliance.

Case: CE19010674

819 NW 3 AVE
ALCHEMY IV LLC

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$33,200 fine, which would continue to accrue until the property was in compliance.

Case: CE19020257

1565 NW 5 ST
ANAJASE REALTY TR
PERPETUAL TR SERVICES LLC TRUSTEE

This case was first heard on 5/16/19 to comply by 6/13/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,300 fine, which would continue to accrue until the property was in compliance.

Case: CE19030988

830 NW 11 AVE
FIRST INTERDENOMINATIONAL HAITIAN CHURCH

This case was first heard on 6/6/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to

\$2,100 and the City was requesting the full fine be imposed.

Judge Purdy imposed a fine of \$580 for the time the property was out of compliance.

Case: CE19031422

729 NW 20 AVE
EL VIGNOBLE LLC

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: CE18121465

1506 NE 4 AV
FRIDEN, ADAM

Ordered to reappear

This case was first heard on 6/6/19 to comply by 6/16/19 and 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Code Compliance Supervisor Irma Westbrook reported the property was not in compliance. She recommended a 10-day extension for the three violations that remained, or a fine of \$50 per day, per violation.

Judge Purdy granted a 10-day extension, during which time no fines would accrue for the three violations that remained or a fine of \$50 per day, per violation.

Case: CE18101431

724 NW 15 AVE
MICHEL INVESTMENT SERVICE

Vacate order of 4/18/19

This was a request to vacate the Order dated 4/18/19.

Judge Purdy vacated the Order dated 4/18/19.

Lien Reduction

Case: CE16040057

3200 N PORT ROYALE DR # 1603
SHAHEEN, MICHAEL P

Notice was mailed to the owner via first class mail on 8/7/19. Morgan Dunn, Presenter,

testified that the lien amount was \$51,000 and City administrative costs totaled \$304. The applicant had offered \$100 and the City was requesting \$5,100.

Michael Shaheen, owner, explained that the original contractor had not done the work properly and had been fired and Mr. Shaheen had trouble finding another contractor to complete the work and close out the master permit. He stated he had been unaware of the fines accruing until he tried to refinance his mortgage to consolidate some medical debt. Mr. Shaheen noted that some of notices were hand delivered to someone at his building but not to him and he had not received any of the notices. As soon as he was aware of the violations he had remediated them within approximately 40 days. Mr. Shaheen requested the fines be reduced to hard costs because of his financial situation.

Judge Purdy reduced the lien amount to \$4,304 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15061881

1223 NW 6 CT

MM DEVELOPMENT LLC

Notice was mailed to the owner via first class mail on 8/8/19. Morgan Dunn, Presenter, testified that the lien amount was \$67,400 and City administrative costs totaled \$1,178. The City was in the process of applying for surplus funds in the amount of \$22,546.47 and was requesting that amount within 180 days.

Ms. Hasan explained that this had been a tax deed sale, and the City had the right to go after the difference between the sale price and the satisfaction of the mortgage. She stated the litigation paralegal had already applied for the surplus funds. The process of disbursing tax deed proceeds was controlled by Broward County, and Ms. Hasan acknowledged that the payment may not be made within 180 days. Also, when the City applied for the surplus funds, they did not know if there were others who might be applying for them. If there *were* others who would share in the proceeds, the current property owner would be liable for the difference between what the City received and the amount to which the lien was reduced by Judge Purdy.

Maryam Middlebrook, owner, explained that government and municipal liens had priority for the surplus funds from tax deed auctions. Ms. Middlebrook had conducted lien searches on the property. She listed amounts she had already paid the City for hard costs on this property. She stated the City would be receiving the surplus funds in the amount they had applied: \$22,546.47. Judge Purdy suggested some leeway be built into the deadline, since the disbursement was under the County's control.

Ms. Middlebrook described how once she purchased it, she had brought the property into compliance and she said it was "asinine that an \$845 repair is now \$67,000." Ms.

Hasan stated the maximum Ms. Middlebrook could be liable for was the balance of the \$22,546.47 if some other entity claimed part of it. Ms. Middlebrook said this property also fell under the old law, which gave the funds distributor up to 365 days to do so after a property was sold.

Ms. Middlebrook stated he had already spent \$8,477.56 on the property, including reimbursing the City for all hard costs, paying off the utility balances, bringing the property into compliance and maintaining it. She felt that, plus whatever the City did receive from the surplus funds, should be sufficient; she should not owe the balance up to the \$22,546.47. Judge Purdy said they would further reduce the lien amount if the City did not recover the full \$22,546.47. Ms. Middlebrook did not want to be forced to wait to see what the City recovered from the surplus funds, which could take a year.

Ms. Hasan agreed to draft the order, which would indicate that the 180-day deadline would be subject to modification if the City had not received the funds from the County by then. Also, the City would modify the amount if some other entity came forward with a lien claim.

The following two cases for the same property were heard together;

Case: CE18020123

723 NW 19 AV

MM DEVELOPMENT LLC

Notice was mailed to the owner via first class mail on 8/8/19. Morgan Dunn, Presenter, testified that the lien amount was \$15,500 and City administrative costs totaled \$810. The applicant had offered \$375 and the City was requesting \$8,000 in total for both cases.

Maryam Middlebrook, owner, said there was only \$6,484.83 in surplus funds for this property. She described the violations that had existed on the property over time and said she had paid \$11,457 to demolish the open and abandoned building that had been on the property. She had paid the costs for the City to clean up the property; she had paid to repair the fence and she had put down \$3,000 worth of grass. These costs totaled \$16,662.31 on this vacant land. She offered to pay an additional \$75 and allow the City to pursue the surplus funds. The City agreed to reduce the lien amount to the \$6,484.83 that was in surplus funds for both cases.

Ms. Hasan would draft the order, which would indicate that the 180-day deadline would be subject to modification if the City had not received the funds from the County by then. Also, the City would modify the amount if some other entity came forward with a lien claim.

Case: CE06071974

721 NW 19 AVE

MM DEVELOPMENT LLC

Notice was mailed to the owner via first class mail on 8/8/19. Morgan Dunn, Presenter, testified that the lien amount was \$686,350 and City administrative costs totaled \$1,408. The applicant had offered \$375 and the City was requesting \$8,000 in total.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 79 and 80 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19061673

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

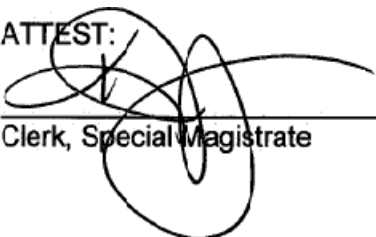
Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 2:07 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate